

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

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**ROBERTSON
PHILLIPS**

Est. 1991



The Avenue, Hatch End

£1,800 P.C.M

Key Features include:

- Two Double Bedrooms
- En-Suite Shower Room
- Second Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Single Garage
- Part Furnished

Property Overview:

Having undergone various improvements including repainting throughout, this extremely well presented, spacious **TWO DOUBLE BEDROOM**, **TWO BATHROOM** second floor apartment is situated in one of Hatch End's most prestigious roads, a short distance to Grimsdyke Primary School and overground station. **PART FURNISHED**

Accommodation:

Entrance hall

Wood laminate floor, three storage cupboards and door to: -

Lounge/Diner 17' 0" x 11' 1" (5.18m x 3.38m)

Wood laminate floor, book case, blind and dining table.

Kitchen/Breakfast Room 11' 1" x 9' 1" (3.38m x 2.77m)

Modern range of base and wall level units including gas hob, electric oven, extractor fan, sink/drain, fridge/freezer, washing machine and dishwasher. Breakfast table and serving hatch to lounge.

Master Bedroom 13' 0" x 9' 1" (3.96m x 2.77m)

Carpet, blind, fitted wardrobes and door to:-

En-suite Shower Room

Twin shower cubicle, wash hand basin, low level flush WC, low and tall wooden storage units and extractor fan.

Bedroom 2 14' 0" x 9' 0" (4.26m x 2.74m)

Wood laminate floor, blind and fitted wardrobe.

Bathroom

Modern suite include bath with built in shower above, screen, low level flush WC, wash hand basin and heated towel rail.

Outside

Single garage in nearby block, first come/first serve parking to rear subject to obtaining permit and permit parking to street. Please Note: No use of loft.

Council Tax Band: D EPC Rating: C



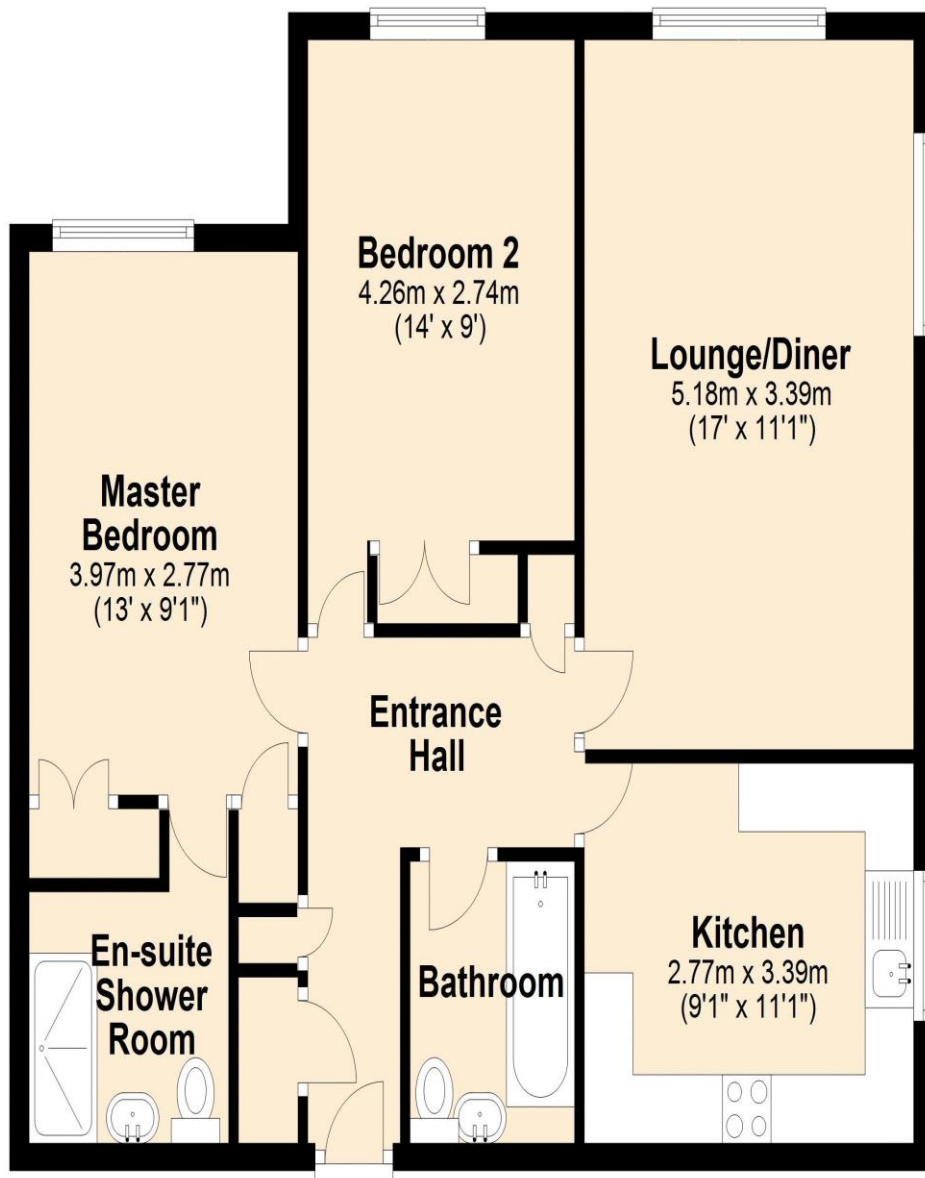


To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

Second Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
EU Directive 2002/91/EC		

WWW.EPC4U.COM

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.